

## Gila County Planning and Zoning Commission

Gila County Courthouse,

1400 East Ash Street, Globe, AZ.

September 24, 2009 APPROVED 2/18/10

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1. **Call to order/Pledge of Allegiance**

Planning and Zoning Commission meeting was called to order by Chairman, Don Ascoli at 10:05 am. Pledge of Allegiance was lead by Chairman Don Ascoli.

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|------------------------|---------------------------|
| 2. Roll Call- Chairman | Don Ascoli                |
| Vice Chairman          | Lori Brown                |
| Members                | Jack Larimore             |
|                        | Mickie Nye (absent)       |
|                        | Renee Zeising (telephone) |
|                        | Ron Christensen           |
|                        | Rose Harper (absent)      |
|                        | Jay Spehar                |
|                        | Travis Williams           |

3. Motion was made by commission member Ron Christensen to approve the minutes from August 20,009 and seconded by commission member Jay Spehar; motion unanimously approved.

4. Director/Commission Communications: Robert Gould, Director of Community

5. Rezoning application Z-09-02 filed by Robert A. Gould, Community Development Director: Application is a request for a change in zoning from R1-D7 to M1 for tax parcels 207-07-004 and 207-07-005A and a change in zoning from R1-D8 and TR to M1 for tax parcel 207-23-011G. These parcels are three contiguous properties approximately 25.44 acres owned by Gila County and are intended for future Gila County offices, equipment and material storage, and vehicle repair buildings. The 004 and 005A parcels are Lot 3 and Lot 4, except for the northwesterly 100' x 108.93', respectively, within the Fairmont Acreage Subdivision. The 011G parcel is a portion of the west one half of the northwest one quarter of Section 27, Township 1 North, Range 15 East of the G&SRM. The site is generally located due east of the Cobre Valley Community Hospital near Claypool.

Director of Community Development, Bob Gould, introduced this item and briefly described the project before turning it over to Public Works Director Steve Stratton. Mr. Stratton discussed roads, flood plain, facilities and stated that they would like to have the buildings occupied by August of 2010. Mr. Stratton stated the underlying motive is to get the county out of any leased properties and into building that the county owns.

After a few questions from the commission, Chairman Don Ascoli opened the meeting for public comments.

Mr. Stratton stated that the bottom line is that the county wants to be a good neighbor will work with the residents.

Peter Beesley stated that he resides at 6057 S. Russell Road and owns the Feed and Tack Store. He asked why the facilities at the landfill would be relocated; Mr. Stratton answered that they've requested a 30 year expansion of the landfill and all the structures will have to be removed.

Mr. Stratton continued by stating that they anticipate 3-4 hydrants around the three buildings and that has the potential of dropping the residents insurance.

Jessie Bryant from the Copper Country Newspaper stated that he'd heard that some of the houses around the area have been built over the property lines and asked if that was a problem. Mr. Stratton responded that there in fact were a couple of structures built on county property but they were working on a resolution with the property owners.

Marvin Warbington resides at 5865 S. Russell Road and asked why the county was already doing work on the site before it was approved for rezoning; Bob Gould stated that the county could do the work on the property and did not need to have approval prior to doing work.

Rick Long resides at 5853 Russell Road, right across the road, and wanted to know if there was going to be a barrier on the property. Mr. Stratton stated the county has constructed a 53' wide wash that will be able to contain 100 year flow within the banks.

Mr. Beesley was concerned with noise and traffic on Roberts Road and asked if county employees would be required to use Hospital Road; answer was yes but only county equipment.

Mr. Stratton stated that the county used the prison wild land fire crew to do the landscaping.

Rick Long, Marvin Warbington and Peter Beesley stated that they had not received notification of the meeting and reside within 300 feet of the property; Mr. Gould stated that he would look into it.

Mr. Stratton stated that the county is willing to work with the neighbors on any issues. Chairman Ascoli closed the public comment session and opened the meeting up for comments from the commission.

Commission member Jay Spehar motioned to recommend approval to the Board of Supervisors subject to the terms and conditions recommended.

1. A six (6') fence or solid wall be constructed along the north and east side of the subject site to buffer sound, dust and commercial type land use activities from the residential areas.
  2. Paved access ways and parking spaces shall be constructed for dust control and handicap access in inclement weather.
  3. Directional signs to the site shall be placed near the intersection of Hospital Drive and Russell Road to keep traffic off the neighborhood streets.
  4. Shop garage, fuel areas and vehicle storage shall be screened from public view.
6. Date & time for the next scheduled meeting (October 15, 2009)  
There are no applications so there won't be a meeting in October.
  7. Adjourn

Motion made by Vice Chairperson Lori Brown to adjourn; meeting adjourned at 11:15 pm.

